



**A most impressive and spacious family home**

**Exclusive, highly desirable location**

**Spacious open plan kitchen/diner with lovely views**

**Fabulous lounge with multi-fuel stove**

**Boasts four double bedrooms, two with ensuite shower rooms**

**Beautiful, elevated views across St Bees**

**Features a sitting/reading area, ideal home office**

**Stunning, mature encompassing garden**

**First-floor bathroom, ground floor utility and WC**

**Spacious driveway and large garage with electric door**

Nestled in an elevated position in a rather exclusive, small development, is this most impressive family home. From its many windows or outdoor seating areas, you can enjoy fabulous views across St Bees. The property has a tremendous amount to offer, not least its location. Located in the ever-popular village of St Bees the property is just a few minutes walk to the picturesque, long sandy beach. Or you may prefer to enjoy scenic walks along St Bees Head. The village has long been a popular place to live, with its range of amenities including shops, pubs, a well-respected school and the train station providing access to surrounding areas. The property itself has been meticulously maintained by the current owners and is tastefully decorated throughout. As you arrive at the property you will notice the substantial, block paved driveway which provides plenty of off-street parking, but there is also a large garage, with an electronic door. You will notice the railings above the garage, which is one of the many seating areas that can be found within the garden, from which to enjoy the sunshine, and the stunning views. The garden is beautiful. Bursting with colour, from a wide range of flowers and plants. Step inside and you will find yourself in a lovely hallway, with double doors opening up to the lounge. The lounge boasts a multi-fuel stove and an eye-catching V-shaped dormer window. From the lounge, you can access the garden or the versatile sitting/reading room which would make a spacious home office. On the other side of the hallway, you will find the heart of the home. The well maintained kitchen enjoys a lovely view and opens up to the dining area. The dining area has plenty of space for a large table and chair set, making it ideal for parties or family get-togethers. The dining area boasts a vaulted ceiling and there is a V shaped dormer window which offers a lovely vantage point. Off the kitchen there is a utility room, which in turn leads to the downstairs WC. The ground floor features a bedroom with fitted furniture, an ensuite shower room and a door which leads out to a private seating area of the garden. Heading up to the first floor, the landing leads to a further three bedrooms. The bedrooms all benefit from fitted furniture and enjoy a lovely outlook either over the garden or across St Bees. The master bedroom not only boasts an ensuite shower room, but also a fully glazed door, which leads out to a small seating area, where you can enjoy the view across St Bees. The family bathroom is located off the landing and is a large four piece suite, which like the rest of the property, has clearly been well-maintained. Properties of this caliber and within this area of the village are rather rare. We know interest will be high, so please get in touch at your earliest convenience to avoid disappointment.



## ACCOMMODATION

### Hallway

Step inside this elegant and spacious entrance hall, and you will immediately see the style and elegance you will find throughout this property. The hallway is accessed via a solid wooden door, with a central frosted panel and side panels which allow in plenty of natural light. Three steps lead up to the central area of the hall. The hallway has ceiling spotlights, coving and feature niches. There are two radiators which provide ample warmth, numerous power points, a phone point and an under stairs storage cupboard. There is a door to the kitchen/diner, a door to the bedroom and glazed doors open up to the lounge. You will also find the stairs leading up to the first floor landing.



### Lounge

This most beautiful of rooms features a fabulous, V-shaped dormer, double glazed window that looks out onto the veranda, across St Bees and towards the golf course. The room also boasts a woodburning stove, set on a tiled hearth, with a wooden mantelpiece above. The room has ceiling spotlights, coving, and two radiators. You will notice, to one end of the room there is an opening, which leads to a sitting/reading room, and there are French doors that open out to the garden.



### Reading/sitting room

A lovely area of the home, this versatile space would make an ideal home office. The vaulted ceiling has two pendant ceiling lights, and a large Velux window with blackout blind. There are two uPVC double glazed windows which allow in additional natural light and enjoy an attractive outlook onto the garden. The room has a radiator and a continuation of the stylish flooring found in the lounge.





### **Kitchen/diner**

This beautiful, open plan room has a tremendous amount of natural light and the most wonderful views across St Bees. The kitchen, which has been meticulously maintained, incorporates a range of wall and base units, with a complementary worktop, and cottage style, tile splash backs. There is a four-door range cooker, with a five ring gas hob, hotplate and Rangemaster, extractor canopy above. A 1.5 ceramic sink, with draining board and mixer tap, is set below a uPVC double glazed window enjoying a wonderful outlook. For convenience, the kitchen has an integrated dishwasher and integrated fridge. There are ceiling spotlights, tiled flooring and an additional uPVC double glazed window. The kitchen opens up to a beautiful dining area, making this open plan room the heart of the home. Your eyes will be drawn to the same V-shaped dormer style window, as found in the lounge which enjoys a beautiful outlook across St Bees. There is an additional, large, uPVC double glazed window which allows in additional natural light and has a beautiful, picturesque outlook. The room features a vaulted ceiling, which makes quite the impression and there is more than ample space for a large family size dining room table and chair set. This open plan room has three radiators which provide plenty of warmth. A door leads through to the utility room.



### **Utility room**

The utility room incorporates the same wall and base units, worktop and tile splash backs found in the kitchen. There is plumbing for a washing machine, space for tumble dryer and fridge freezer. There is also a ceramic sink, with draining board and mixer tap. Discreetly placed in the utility is the Worcester combi boiler. There is tile flooring, a uPVC double glazed window and a door to the downstairs WC, whilst a half glazed uPVC door leads out onto the garden.



### **WC**

Here you will find a toilet and pedestal hand wash basin. There is tiled flooring, partially tiled walls, a radiator, extractor and a uPVC double glazed frosted window.





### Ground floor bedroom

The first of four lovely double bedrooms is this beautifully presented, ground floor bedroom. Boasting a four-door fitted wardrobe, with additional cabinets and dressing table. A fabulous feature of its ground floor position is the French doors that lead out to a patio area of the garden, where you can enjoy a morning coffee or an evening glass of wine. The room has a radiator, ceiling spotlights and boasts an ensuite shower room.

### Ground floor ensuite

The ensuite incorporates a shower, with twin sliding doors, the shower control set on a tile surround. There is a toilet and pedestal hand wash basin. The ensuite has a heated towel rail, tiled flooring, partially tiled walls, ceiling spotlights, an extractor and a uPVC double glazed frosted window.

### First floor landing

As you head up the curved staircase leading up to the first floor, you will notice the beautiful window which looks out over the rear, and is frosted, with attractive lead work. The landing has feature niches, a radiator and a uPVC double glazed window with a lovely view. The landing provides access to the final three bedrooms and the family bathroom.

### Master bedroom

This most spacious of rooms features a uPVC door which opens up to a balcony. From here you can enjoy an elevated view across St Bees and towards the golf course. There is a uPVC double glazed window which allows in lots of light and looks out onto the golf course, across St Bees and the countryside in the distance. The bedroom benefits from a four-door fitted wardrobe, a radiator and ceiling spotlights. The master bedroom also has a master ensuite.

### Master ensuite

Here you will find a shower cubicle, toilet and wall hung wash basin with mixer tap and towel rail. There is a large, heated towel rail, partially tiled walls, ceiling spotlights, an extractor and a velux window.

### Bedroom three

Another lovely double bedroom boasting a four-door, bespoke, fitted wardrobe. There are ceiling spotlights, a radiator and a uPVC double glazed window looking out onto the rear garden, bursting with colour.





### **Bedroom four**

A fourth double bedroom benefiting from a three door fitted wardrobe. The room has ceiling spotlights, a radiator and a wonderful, elevated outlook across St Bees.

### **Bathroom**

The large bathroom is in immaculate condition and has a four piece suite, ideal for any family. There is a large corner bath with mixer tap, to the other side of the bathroom, you will find a shower cubicle and there is also a toilet and a pedestal hand wash basin with mixer tap and towel rail. The bathroom features a large, heated towel rail, ceiling spotlights, an extractor, partially tiled walls and a uPVC double glazed frosted window.

### **Garage**

The property benefits from a substantial garage which features an electronic, up and over door. There are power points, lighting and plenty of storage space.

### **Exterior**

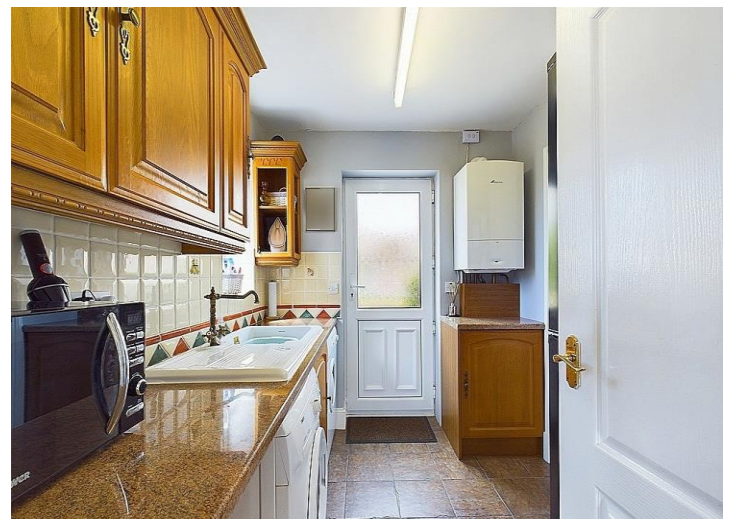
Arriving at the property, you will find yourself at the bottom of the spacious and well maintained block paved driveway, which extends up to, and round the side of the garage, providing off-street parking for multiple vehicles. It would certainly be suitable for anybody with a caravan or motorhome. The beautiful garden encompasses the property and is bursting with colour from a wide variety of attractive flowers, plants and bushes. There are numerous seating areas around the property from which to enjoy the views and the sunshine. There is a large seating area located on top of the garage, enjoying a beautiful view with plenty of space for garden furniture. There is a lovely lawned area of the garden, which leads down to a private decked area, which offers another outdoor seating arrangement. Towards the rear of the property, there is an additional patio area which can also be accessed from the door of the downstairs bedroom. This is a lovely area for your morning coffee or evening glass of wine. The garden is most certainly a fabulous complement to this property.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND F**

### **EPC C**





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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



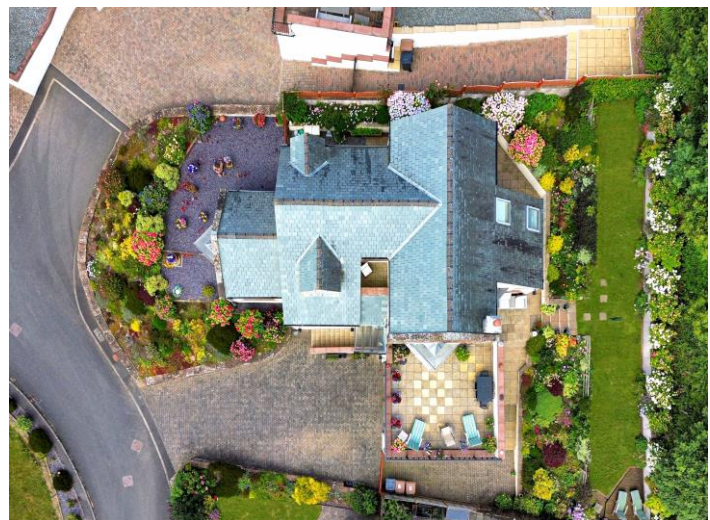




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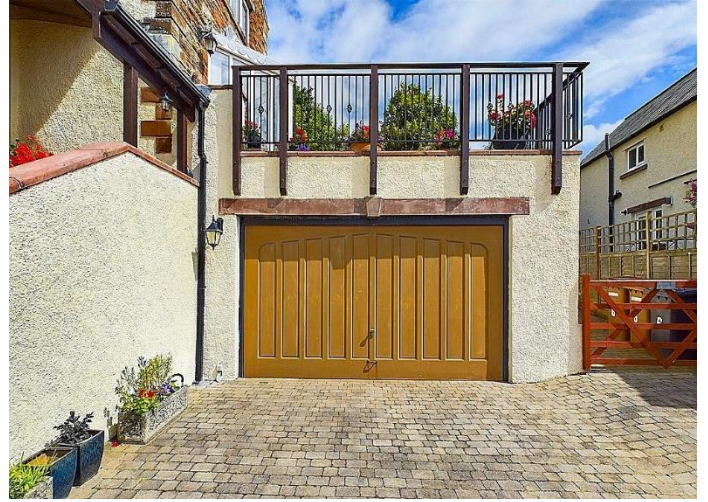
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|---|---|---|
|  <p style="text-align: center;">Ground Floor</p> |  <p style="text-align: center;">Floor 1</p> |  <p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b><br/>2240.19 ft<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b><br/>18.84 ft<sup>2</sup></p>   |
|  <p style="text-align: center;">Floor 2</p>     |   | <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p> |